



**COMMUNITY DEVELOPMENT**  
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Building Division  
Engineering Division  
Planning Division  
Code Enforcement

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**AGENDA**  
**DOUGLAS COUNTY PLANNING COMMISSION**  
**APRIL 14, 2015**

A meeting of the Douglas County Planning Commission will be held on **April 14, 2015** beginning at **1:00 p.m.** The meeting will be held in the Douglas County Commissioner Meeting Room of the Douglas County Administrative Building, 1616 Eighth Street, Minden, Nevada. The time of agenda items is approximate. ***The Planning Commission may also be meeting for lunch on the same day, at 11:30 a.m. at Francisco's Mexican restaurant, 1588 N. Highway 395, Minden. Members of the public, press, and staff are welcome. This is a social gathering; no Planning Commission business will be discussed.***

The Planning Commission reserves the right to take items in a different order; to combine two or more agenda items for consideration; and to remove items from the agenda or delay discussion relating to an item on the agenda at any time.

It is the intent of the Planning Commission to protect the dignity of citizens who wish to comment before the Commission. It is also the members' wish to provide the citizens of Douglas County with an environment that upholds the highest professional standards. Citizens should have the ability to freely comment on items and/or projects that are brought before the Commission for action without interference.

In order to ensure that every citizen desiring to speak before the Commission has the opportunity to express his/her opinion, it is requested that the audience refrain from making comments, hand clapping or making any remarks or gestures that may interrupt, interfere or prevent the speaker from commenting on any present or future project. The Commission, through its chair, may prohibit a comment if the comment is on a topic that is not relevant to, or within the authority of the public body or if the comment is repetitious or willfully disruptive of the meeting. Written materials filed with the Clerk are part of the record and do not need to be read aloud. Citizens and applicants alike are encouraged to submit written materials well in advance of the scheduled meeting so that the Planning Commissioners will have time to review them before the public hearings begin.

Persons desiring an opportunity to address the Planning Commission who are not able to attend the meeting are requested to complete and submit a "Comment Card" to the Chair at the main podium prior to the convening of the meeting. Cards are located at the main entrance to the meeting room.

**Notice to Persons with Disabilities:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the County Clerk's Office in writing at P.O. Box 218, Minden, Nevada 89423 or by calling 782-9020 at least 20 hours in advance.

**Call to Order and Determination of Quorum.**

**Pledge of Allegiance.**

**Public Comment. (No Action Can Be Taken)**

At this time, public comment will be taken on those items and matters within the jurisdiction and control of the Planning Commission including, Presentations, Planning Matters and/or subjects not on agenda. Public comment on specific items agendaized "for possible action" will be taken during consideration of that item. Public Comment is limited to 3 minutes per speaker. The Planning Commission uses timing lights in an effort to ensure that everyone gets to speak for the same amount of time. You will see a green light when you begin, and then a yellow light which indicates that you have thirty seconds left. Once the light goes red, please be seated.

**For possible action. Approval of Agenda.**

**For possible action. Disposition of the March 10, 2015 Meeting Minutes.**

**Public Hearings.**

1. **For possible action. Discussion on Development Application (DA) 14-074 for Maria Kim, Complete Wireless on behalf of Verizon, for a Special Use Permit to mount six antennas with associated equipment on a proposed 105.1 tall monopole. The request includes a 56'x 56' square foot lease area, pre-fabricated equipment shelter, standby diesel generator, coaxial cable ice bridge, underground power and telecommunications utilities, and a chain link fence with barbed wire around the perimeter. The subject property is located on Heybourne Road, 2,280 feet south of Johnson Lane in the LI (Light industrial) zoning district and within the Airport Community Plan (APN: 1320-05-001-007).**

**Case Planner:** Hope Sullivan, AICP (775) 782-6200 [hsullivan@co.douglas.nv.us](mailto:hsullivan@co.douglas.nv.us)  
**Case Engineer:** Barbra Resnik (775) 782-6234 [bresnik@co.douglas.nv.us](mailto:bresnik@co.douglas.nv.us)

2. **For possible action. Discussion on Development Application (DA) 15-013, for Derek Fromm, Greenstone Renewables, LLC, for a Special Use Permit to construct and operate a commercial solar photovoltaic farm with associated power generating equipment on seven parcels totaling 260 acres. The subject property is located at 760 Muller Lane in the A-19 (Agriculture, nineteen-acre minimum net parcel size) zoning district and within the South Agriculture Community Plan (APNs: 1319-24-000-008, -009, -011, 1319-13-000-008, -009, -010, -011).**

**Case Planner:** Emery Papp (775) 782-9012 [epapp@co.douglas.nv.us](mailto:epapp@co.douglas.nv.us)  
**Case Engineer:** Natalia Moore (775) 783-6421 [nmoore@co.douglas.nv.us](mailto:nmoore@co.douglas.nv.us)

3. **For possible action. Discussion on Appeal (AP) 15-003, an appeal by Franklin "Harry" Ernst of staff's approval for DA 14-047, a major design review for Esplanade at the Ranch located at the south west corner of Gilman Avenue and Heybourne Road (APN 1320-33-210-069) in the MFR/PD zoning district and within the Minden-Gardnerville Community Plan. The appeal is regarding compliance with the minimum standards for development of the site pursuant to Chapter 20 of the Douglas County Code, consistency with the Douglas County Design Guidelines for Multi-Family Development, and the safety of the circulation system.**

**Case Planner:** Emery Papp (775) 782-9012 [epapp@co.douglas.nv.us](mailto:epapp@co.douglas.nv.us)  
**Case Engineer:** Barbra Resnik (775) 782-6234 [bresnik@co.douglas.nv.us](mailto:bresnik@co.douglas.nv.us)

**Adjournment.**

\*Copies of Community Development Staff Reports can be requested by calling the Planning Secretary, (775) 782-6210 or in person (Monday – Thursday, 8:00 a.m. – 3:00 p.m. and Friday 8:00 a.m. – 12:00 p.m.) 1594 Esmeralda Ave., Room 217, Minden, Nevada. Community Development Staff Reports can also be found at <http://www.douglascountynv.gov>. During the public hearing, Community Development Staff Reports can be viewed in the Public Information Binder located at the entrance to the meeting room.

\*Community Development Staff Reports are available, at a minimum, 3 days prior to the meeting.

Copies of this notice are posted at the Douglas County Administrative Building (Historic Courthouse), Douglas County Community Development (Minden Inn), Douglas County Judicial and Law Enforcement Center, Douglas County Libraries – Minden and Lake Tahoe, and the Minden Post Office. This notice will be posted on the Douglas County website – <http://www.douglascountynv.gov>. However, this Commission does not maintain the listed website and therefore timely posting of agendas on the website cannot be guaranteed.

**TIMING FOR AGENDA ITEMS IS APPROXIMATE UNLESS OTHERWISE INDICATED**